



2010 00000185

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Recorded: 01/06/2010 12:02 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 01/06/2010 12:02 PM
ctrl# 023351 10198 Doc# 00000185
Fee: \$2,280.00 Cons: \$500,000.00

11A-36

Affected Premises: 27-29 Phillips Street
Amherst, Massachusetts 01002

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **ANTHONY WILLIAM STEFAN**, of 47 Northwest Road, Westhampton, Hampshire County, Massachusetts

for consideration paid, and in full consideration of FIVE HUNDRED THOUSAND and 00/100 (\$500,000.00) DOLLARS

grant to BELCHERTOWN ROAD PARTNERS LLC with an address of c/o Eagle Crest Property Management, 73 Main Street, Amherst, Hampshire County, Massachusetts,

with **WARRANTY COVENANTS**

All of my right, title and interest in and to a certain lot of land with buildings thereon on the northerly side of Phillips Street in Amherst, Hampshire County, Massachusetts being Lot 41 as recorded in Hampshire County Registry of Deeds in Book 484, Page 31, and bounded and described as follows:

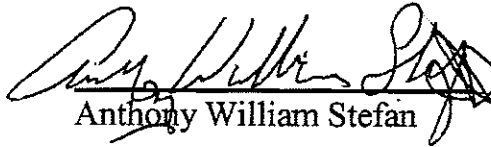
Beginning at the Southwest corner of the premises hereby conveyed on the Northerly side of Phillips Street and thence running

- NORTHERLY along land formerly of Stanley A. Phillips to an iron pin
150 feet; thence running
- EASTERLY 58.6 inches, along land formerly of said Phillips to an iron pin
and to land formerly owned by Florence E. Crane, Laura E.
Redding and Charlotte K. Blaisdell; thence running
- SOUTHERLY 150 feet along said land formerly of Florence E. Crane, Laura E.
Redding and Charlotte K. Blaisdell and along land formerly of
Stanley A. Phillips to an iron pin at said Phillips Street; thence
running
- WESTERLY 58.6 inches along Phillips Street to the point of beginning.

Being the same premises conveyed to the Grantor by deed of Donald W. Stefan, dated August 22, 2001, and recorded in the Hampshire County Registry of Deeds in Book 6335, Page 009.

See also deed of Anthony E. Stefan dated June 26, 2001, and recorded in the Hampshire County Registry of Deeds in Book 6288, Page 131.


Witness my hand and seal this 4th day of January, 2010.


Anthony William Stefan

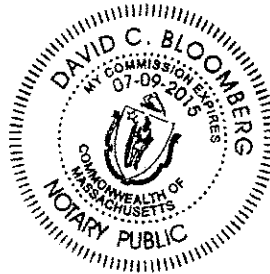
COMMONWEALTH OF MASSACHUSETTS

County of Hampshire

On this 4th day of January, 2010, before me, the undersigned notary public, personally appeared Anthony William Stefan, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me he signed it voluntarily for its stated purpose.


Notary Public: David C. Bloomberg
My Commission Expires: July 9, 2015

I:\wpdocs\rlestate/forms/deeds/Stefan 27-29 Phillips St



ATTEST: HAMPSHIRE,  REGISTER
MARIANNE L. DONOHUE